



Donner Summit Association (DSA) Core Action Team Meeting
Thursday, March 19, 2026 5:00-6:00 PM
In-person meeting at Engel & Völkers, Truckee



Engel & Völkers, Truckee (DSCN9097.JPG).

Motions and votes are given in *italics*; action items are in **red bold**. For various reasons, the minutes below do not reflect the strict chronological order of discussions during the meeting.

1. Welcome:

Pat Malberg called the meeting to order at 5:03 PM. Beth Tanhoff provided pizza and drinks. Chris opened a Zoom session; Steve Carle connected.

Core Action Team (DSA Board) Attendees: Tom Denzler, Elissa Hambrecht, Pat Malberg, Bill Oudegeest, Chris Parker, Dick Simpson, John Svahn, and Beth Tanhoff.

Others: Maria Beaton (Tahoe Modern), Billy Brown (Summit contractor), Steve Carle (Serene Lakes Property Owners Association, by Zoom), Don Malberg, Sara Schrichte (Friends of the Truckee Library), and Helen Lummis (DSA Admin).

2. Approval of the Agenda:

Bill moved to approve the agenda; Elissa seconded the motion. The motion was carried unanimously (MSC-U).

3. Approval of Minutes from the February Meeting:

MSC (Tom/Bill) to approve the February meeting minutes. There were no negative votes; but John and Chris had not attended the meeting, so they abstained.

4. Financial Report (Tom):

Monthly Report: Tom had distributed a 9-month summary before the meeting. He said that DSA is “pretty close” to its spending plan three-quarters of the way through the fiscal year. Insurance costs have roughly doubled over the past two years; insurance provides liability protection for officers and provides coverage for DSA events. Portable toilets have cost roughly \$2500.

5. County and Other Reports:

Nevada County: No County representative was present; no one else had anything to report.

Truckee Convene, Champion, and Catalyze Forum: Most of the March 4 CCC meeting was devoted to community response to the Castle Peak avalanche. The Nevada County Undersheriff and Truckee Chief of Police gave detailed reports on their responses.

Supervisor Hardy Bullock talked about a center for people without housing that opened recently with 16 beds; 21 people have been served so far. The center was almost at capacity as of March 4.

Placer County: There was no representative from Placer County, so there was no report. **It was suggested that Mehgan Lowery be invited to the next meeting to give an update on a biofuel generation project.**

6. Ongoing Projects

Gould Park: Until about two weeks ago, Pat was having frequent conversations with Herman Fillmore of the Washoe Tribe about the proposed sign describing Native American presence in the Gould Park area. He was on

the verge of sending comments when Pat lost the connection. She has tried to reach him since without success. Others believe that Herman is well, so his failure to complete the sign review is presumably the result of other issues.

DSA was to have a meeting with Placer County officials a few weeks ago regarding signage; but the meeting was canceled on short notice by Erika Seward. Pat has attempted unsuccessfully to follow up with Erika.

Pat suggested that DSA might need a fundraiser to cover costs associated with proposed signage. Bill thought that we should have something tangible — such as a County-approved plan — before trying to raise money. Bill estimates the cost of a kiosk at about \$21K; the individual signs would add about \$500 each. Six signs have been proposed. John suggested that we ask Placer Land Trust for a contribution.

Wayfinding: Chris proposed pointing Bear River Land Trust to the signage section in DSA's Recreation Master Plan, but Pat thought BRLT wanted something more specific. **Pat and Chris will consult on next steps.**

Economic Development: Sara and Maria represented their “Summit Slayer” team from Truckee/North Tahoe Leadership Group. It is developing a plan for facilitating exchanges with Nevada County on the County's proposed commercial cannabis distribution business in the Soda Springs area. Sara and Maria distributed a handout summarizing goals and current status (Attachment A). Sara and Maria are looking at what has happened in other communities with dispensaries such as Breckenridge (CO), which has had a dispensary for several years, and North San Juan (CA), which is moving in parallel with Soda Springs.

The Nevada County Commercial Cannabis Dispensary Application Evaluation Committee (<https://www.nevadacountyca.gov/3905/Commercial-Cannabis-Dispensary-Applicati>) is establishing a procedure for selecting the most qualified applicants for a dispensary in the Soda Springs area; it will then will advise the Board of Supervisors, who will make the selection. Daniel Yoshida is the District 5 representative on the CCDAEC, but he seems to be unknown to DSA and the TNTLG Team. The Team is working with Pat, Dick, and Helen to understand the process and timeline. The Team meets approximately weekly and with the DSA representatives on alternate weeks. The TNTLG project ends in early June; DSA would carry on.

There will be tax revenue from the permit, but there is no present plan for spending the funds. The Team is identifying stakeholders, starting with a list in DSA's Recreation Master Plan. Dick is working with Cory Caldwell to update the list; **Dick thinks including Beth or Helen in the update**

would be useful since they are more familiar with the local community.

The next step is to hear stakeholder views and concerns, including possible economic impacts on the Summit. A community forum has been suggested; when, where, and format need to be decided. Late May fits the TNTLG schedule best, since the Team must submit its draft final presentation on June 5. After discussion it was determined that an evening date either before or shortly after the Memorial Day holiday weekend would be best. Sugar Bowl is already undergoing renovations by then; **Pat will contact Mike Spain about availability of Soda Springs Lodge on May 21 or May 26.** Participation might be maximized by holding the forum virtually on a weekday evening.

Elissa asked whether the dispensary would be retail and whether it would include delivery? Sara said she understands the permit would be for a storefront only but that delivery might be an add-on. Sara added that issuance of the permit does not guarantee that a storefront will open. Elissa said the business won't survive if there is no delivery; location and services are critical for these types of businesses. She noted that brokers sometimes gobble up the permits, then resell them to real vendors. Sara believes Nevada County is including language in its call for applications that encourages local operators; proposers must at least be familiar with business practices in the County.

Beth said Serene Lakes is not in Nevada County; she wants to make sure Nevada County residents are strongly encouraged to participate.

The proposal criteria have not been finalized, so no applications have been submitted. Pat wondered whether having a public meeting in May is useful if there are many questions still needing answers. Dick replied that it is up to DSA to follow the TNTLG guidelines for gathering information and that there may be useful (albeit incomplete) answers by late May. Pat noted that the community outreach may remind residents and visitors that the larger goal is to build businesses on Donner Summit; the dispensary is one possible outcome. Billy suggested that bringing someone from North San Juan to the May meeting might be informative.

Property Tours: Chris, Kimberly Parker, Bob Montana, and a Nevada County building official toured Donner Summit Lodge with an eye toward identifying future use possibilities. The middle floor (formerly a restaurant) is available to a new business. The existing 1920s-era restaurant kitchen would need an almost complete overhaul to meet current codes. The 1970s-era restaurant customer area has possibilities as a laundromat, a bar, and/or a co-work

space (possibly with kitchenette). Any new tenant would have to self-fund upgrades. Kimberly knows the owner of The Lift (at Truckee Airport) who might be interested; she is looking for other ideas (Attachment B). Beth reminded attendees that a co-work space might not fly if fixed-point broadband wireless comes to the Summit.

SummitFest '26: Beth said she has notes from 2025; that will make it easier for her and Helen to deal with logistical challenges. The Biard confirmed September 26 (Saturday) as the date.



Downtown Truckee on a warm March afternoon (DSCN9096.JPG).

7. Internal Matters

Resources on the Web Site: Dick received a card from Gigi and Corky at Dickson Realty listing a number of government agencies and service providers a few days after agreeing to add a web page on resources. He had second thoughts on whether such a page is needed and whether DSA should be promoting certain providers (with or without a disclaimer about endorsements). Helen said her original suggestion was to list government agencies and the services they provide; homeowners are frequently confused about who to call about burn permits, trash collection, etc. **Dick will revisit this idea.**

Logo: Shortly after the February Board meeting, Dick received a certificate from the California Secretary of State confirming registration of our DSA

“association” logo¹. It is up to DSA to defend the logo; but registration is a step in that direction, if a defense is needed.

Future Meetings: The April 16 meeting was confirmed, again at Beth’s office in Truckee.

Clean-up: Re-confirmed for June 6.

8. Announcements:

Sugar Bowl Gondola: Elissa said there will be an all-day good-bye party for the historic Gondola at Sugar Bowl on Saturday, April 4. The Gondola will be retired the next day. A new high-capacity replacement is targeted for operation by November 2026. There will be snacks and drinks at both ends from 3:30 to 5:30 PM, followed by a celebration and auction. The festivities will wrap up with an Open Mic Night outdoors on the Terrace of the Village Lodge starting at 7 PM.

DSA in the News: Helen said she was contacted by ABC13 in Sacramento about the Donner Summit heat wave.

9. Adjournment:

There being no other business, Pat adjourned the meeting at 6:07 PM.

Minutes approved by the DSA Board of Directors at its meeting on April 16, 2026.

signed by DSA Secretary, Richard Simpson, _____

¹ DSA’s service mark is the circle enclosing a bridge, water ripples, and snow-capped mountains and the words “DONNER SUMMIT ASSOCIATION” at the top of page 1 of these minutes.

Attachment A

Commercial Cannabis on Donner Summit

DSA Strategy for Engagement, Economic Vitality, and Community Impact

March 19, 2026 update



Summit Slayers Patrick Sheehan • Cory Caldwell • Faviola Alcocer • Maria F. Beaton • Sara Schrichte

Review

Nevada County has initiated a licensing process for commercial cannabis operations that may impact Donner Summit. This project supports the Donner Summit Association (DSA) by providing clear, objective information and analysis so DSA can understand the regulatory landscape, evaluate potential economic and community impacts, and determine appropriate next steps.

This effort is informational and strategic in nature, designed to equip DSA with the tools needed to represent community interests and engage effectively as the County's process moves forward.

Work in Progress

1. Connecting with Nevada County staff for details (Patrick)
 - a. Evaluation Committee's meeting schedule and priorities,
 - b. Timeline for permit application process and public input
 - c. Insight into the economic impact of potential tax revenue generated by a Soda Springs dispensary
2. Stakeholder initial outreach (Cory/Sara)
 - a. Introduction to the project
 - b. Questions for engagement
 - i. Are you aware this is happening?
 - ii. What are your initial thoughts?
 - iii. What do you think the economic impact might be for the Donner Summit community?
3. Researching the impacts other communities have experienced (Maria/Faviola)
4. Scheduling and planning Community Forum, important to have when discussing with stakeholders. Confirm date and venue by 3/26 (Slayers' next check in with DSA representatives), if possible
 - a. Venue:
 - i. Ideally with the option to join remotely
 - ii. Suggest Sugar Bowl Snowshed Room at Village Hall or Judah Lodge
 - b. Date:
 - i. Ideally before Labor Day to meet the Slayers' assignment due date
 - ii. Suggest weekday evening for maximum attendance
 - iii. Tuesday and Thursday options: 5/12, 5/14, 5/19, 5/21, 5/26, 5/28

Attachment B

From: Kimberly Parker <Kimberly.Parker@nevadacountyca.gov>
Sent: Mar 13, 2026 12:09 PM
To: Patricia Malberg <pmalberg@igc.org>
Subject: RE: Tour of the Summit Restaurant

Hi Pat. It was a good meeting. The kitchen is a disaster and would be cost prohibitive to have a viable restaurant. So, we pivoted and started talking about other ideas. There is an area in front of the kitchen that could possibly be converted into a catering kitchen. There might be things that could be done with the bar. I wondered about an event/venue space, but Chris said he thinks there are enough in the area.

One of the ideas I floated that seemed to have some traction and interest was turning it into a co-working space. The areas I mentioned above could have a refrigerator, microwave, coffee pot, etc. The space itself would need some work, but it could be transformed. It has nice views, etc. I need to look at what that spot is zoned for to see if that would be feasible and I offered to try to meet with a couple of our co-working specialists to get their thoughts. I'd need some help figuring out if there would be a need for this in the area. I was told there are a lot of remote workers in the area. I'd love your and DSAs thoughts on this.

Another thought, again depending on Zoning, is if it could be broken up to accommodate a couple of small businesses. The bathrooms would need a bit of spic and span, but they are ADA compliant. Again, the area off the kitchen could be set up like a communal breakroom.

There was also a suggestion of one room small overnight stay suites with a common area for people. That one didn't resonate quite as well with people.

Let's connect as their may be other ideas. Chris seemed interested in getting something going and I sense while he doesn't have a budget to do a huge renovation, he would do things like paint, but up walls if needed, etc.

Sincerely,

Kimberly Parker
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